## RIDGEVIEW SUBDIVISION NO. 1

OF PART OF

ORIGINAL BROWNHELM TOWNSHIP LOT NO. 1 CITY OF VERMILION, COUNTY OF LORAIN STATE OF OHIO

# N BERKLEY RD LAKE-CLEVELAND-SANDUSKY RD RIDGEVIEW DR LOCATION NOOD DR

### APPROVAL SIGNATURES

#### CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THIS 15th DAY OF JULY , 20 24.

#### PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS DAY OF July, 2024.

SIGNED CHAIRMAN CHAIRMAN

#### CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF RIDGEVIEW SUBDIVISION NO. 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 15th DAY OF July , 2024.

MAYOR-JIM FORTHOFE CLERK OF COUNCIL-GWEN FISHER

#### SURVEYOR'S CERTIFICATE

CODE. ALL OF WHICH I CERTIFY TO BE CORRECT.

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "RIDGEVIEW SUBDIVISION NO. 1" AS SHOWN HEREON AND CONTAINING 5.6129 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NO. 1 IN THE CITY OF VERMILION, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED-O-, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED -O-, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON OHIO STATE PLANE, NORTH ZONE NAD83(2011). THIS PLAT REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTÉRIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE

I-A.B. 8-31-23 TREVOR A. TREVOR A. BIXLER DATE PROFESSIONAL SURVEYOR OHIO REG. NO. 7730

**SEVISIONS** 



RIDGEVIEW
SDIVISION NO. SUB ORIGIN

**RP1.0** 

JOB NO. 22060

NOTARY CERTIFICATE

STATE OF OH

**OWNER'S CERTIFICATE** 

IN WITNESS THEREOF 12 DAY OF July, 2024

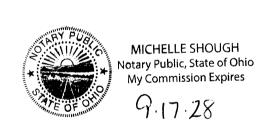
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR KENNETH CASSELL WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR

THE UNDERSIGNED OAK KNOLL INVESTMENT COMPANY HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS RIDGEVIEW SUBDIVISION NO. 1, A SUBDIVISION OF LOTS 1 TO 5,

INCLUSIVE AND BLOCK "A", DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE RIDGEVIEW DRIVE AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22ND

MY COMMISSION EXPIRES



#### MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF RIDGEVIEW SUBDIVISION NO. 1, DO HEREBY ACCEPT THE SAME TO BE CORRECT AND DEDICATE TO PUBLIC USE RIDGEVIEW DRIVE AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

#### NOTARY CERTIFICATE

STATE OF OH

LORAIN COUNTY BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR \_\_\_\_\_ Kenneth Cassell, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22ND DAY OF JULY

MY COMMISSION EXPIRES





J. CRAIG SNODGRASS, CPA, CGFM LORAIN COUNTY AUDITOR

Vicinity Map

2024-0021796 PLAT Fee: \$259.20 Page 1 of 4 Recorded: 8/2/2024 at 11:50 AM Receipt: T20240015636

PIAT

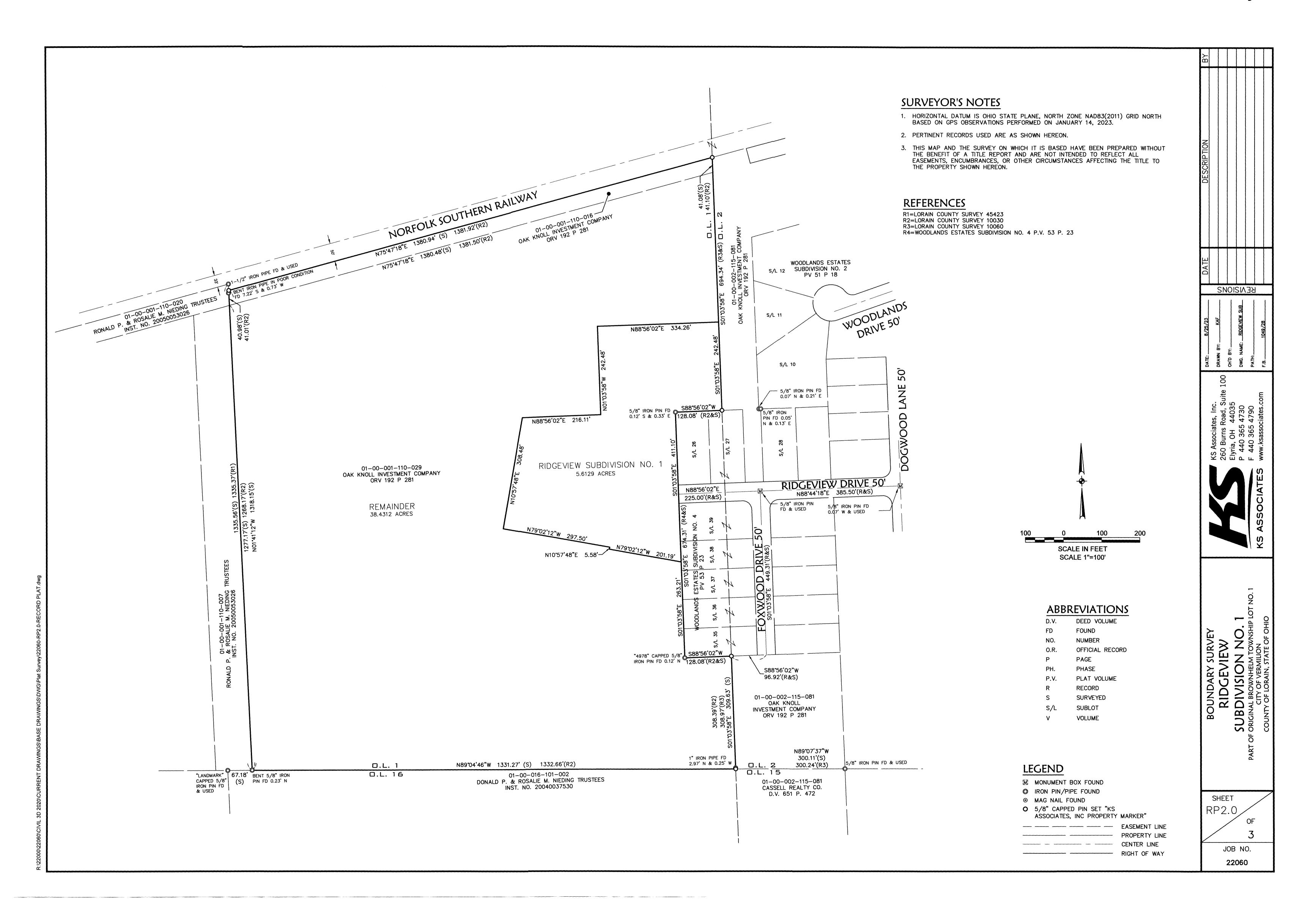
AREA SUMMARY

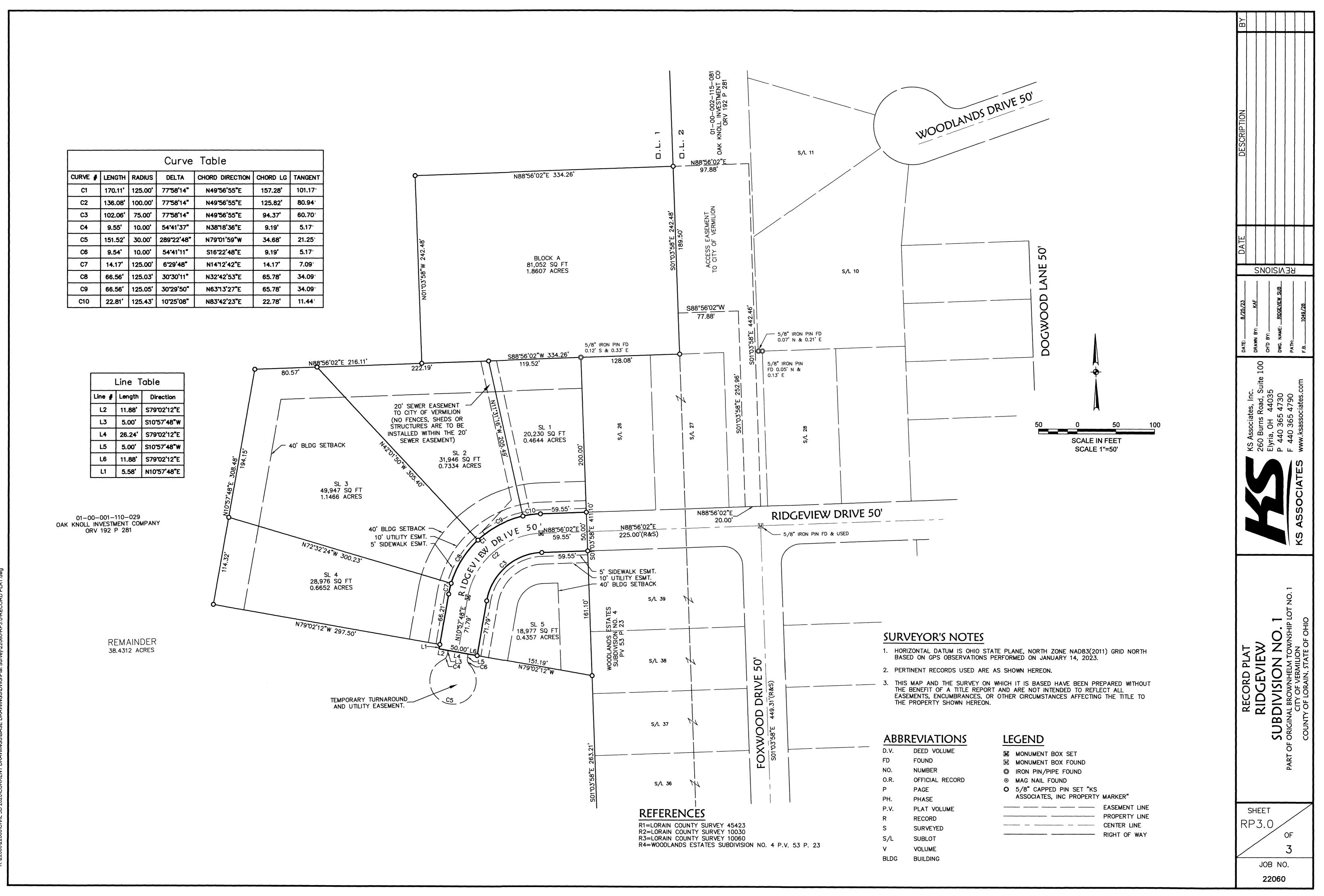
3.4452 ACRES AREA IN RIGHT-OF-WAY AREA IN "BLOCK A" TOTAL AREA IN SUBDIVISION 5.6129 ACRES

0.3070 ACRES 1.8607 ACRES

AREA IN SUBLOTS

No Scale





#### Plat Sheet

Instrument # 2024-0021794	Film#
Name of Plat Ridge Viewie	subDivision NO
Owner: OAK Knott Inve	S+MENT Company
Description: SITUATED IN LI LOUNTY OF LOPAIN STATE OF O Driginal Brownheim Town	ty of UERMilion, phio being PART OF Ship Lot No 1 5.6129 Acres
Creating Subjots 1-5.	ONCURPENT AND
	· · · · · · · · · · · · · · · · · · ·
Floor Plans:	
Related/Margin:	
Comments:	
Vol	Receiving Stamp
Pg. 40,41,42	·
Amount: 359.30	. · · · · ·